

AGENDA
ZONING REVIEW BOARD
THURSDAY, DECEMBER 4, 2003
6:00 P.M., CITY HALL, COUNCIL CHAMBER, SECOND FLOOR

NEW CASES:

Z-03-70 – An Ordinance to rezone from the C-1 (Community Business) District to the PD-H (Planned Development-Housing) District, property located at **2420-2436 Cheshire Bridge Road, N.E.**, fronting 318.35 feet on the westerly side of Cheshire Bridge Road beginning 782.30 feet north from the northwest corner of Lindbergh Drive. Depth: Varies; Area: 2.53 acres; Land Lot 6, 17th District, Fulton County, Georgia.
OWNER: ADVENT DEVELOPMENT, LLL AND DIXON DEVELOPMENT, LLC
APPLICANT: HIGHLANDS COMPANIES
BY: CARL E. WESTMORELAND, JR., ATTORNEY
NPU-F COUNCIL DISTRICT 6

Z-03-72 – An Ordinance to rezone from the RG-3 (Residential General-Sector 3) and I-1 (Light Industrial) Districts to the PD-H (Planned Development-Housing) District, property located at **Johnson Road, N.W.**, fronting 233.95 feet on the southeasterly side of Johnson Road beginning 350.51 feet southwesterly from the southwest corner of Rockdale Street. Property also fronts 200.22 feet on the west side of Lois Street. Depth: Varies; Area: 12.09 acres; Land Lots 190 & 225, 17th District, Fulton County, Georgia.
OWNER: CINDY L. SIMPUKAS AND MICHAEL KINSEY
APPLICANT: BROCK BUILT, LLC
BY: ROBERT L. ZOECKLER, ATTORNEY
NPU-G COUNCIL DISTRICT 9

Z-03-73 – An Ordinance to rezone from the R-4 (Single-Family Residential) District to the PD-H (Planned Development-Housing) District, property located at **2309 and 2329 Adams Drive, N.W.**, fronting 241.11 feet on the east side of Adams Drive beginning 860 feet north from the northeast corner of LaDawn Lane. Property also fronts 113.90 feet on the east side of Adams Drive approximately 70 feet north of the previously referenced frontage. Depth: Varies; Area: 3.477 acres; Land Lot 230, 17th District, Fulton County, Georgia.
OWNER: MARIETTA ROAD III, LLC
APPLICANT: BROCK BUILT, LLC
BY: ROBERT L. ZOECKLER, ATTORNEY
NPU-D COUNCIL DISTRICT 9

U-03-25/U-97-32 – An Ordinance to amend Ordinance U-97-32, adopted as amended, by City Council on December 7, 1998 and approved by Operation of Law December 15, 1998, granting a Special Use Permit for a Golf Course (Golf Driving Range), property located at **2400 Defoors Ferry Road, N.W.**, for the purpose of approving a change of condition.

OWNER: WILLIAM L. MONROE III AND FLORANCE M. NIX

APPLICANT: DEFOORS FERRY GOLF COMPANY, LLC

NPU-D COUNCIL DISTRICT 9

U-03-24 – An Ordinance granting a Special Use Permit for an Outdoor Dining Facility (Patio) (Section 16-11.005 (1)(l), property located at **579 N. Highland Avenue, N.E.**, fronting 51 feet on the east side of N. Highland Avenue beginning 287.09 feet south from the southeast corner of North Avenue. Depth: 175 feet; Area: 8,925 square feet; Land Lot 15, 14th District, Fulton County, Georgia.

OWNER: STEVE S. FRANKLIN & HEDDY G. KUHL

APPLICANT: STEVE S. FRANKLIN

NPU-N COUNCIL DISTRICT 2

Z-03-76 – An Ordinance to rezone from the R-5 (Two-Family Residential) District to the PD-H (Planned Development-Housing) District, property located at the **Rear of 1124 DeKalb Avenue, N.E.**, fronting 50 feet on the southwesterly side of Haralson Avenue beginning 190 feet northwesterly from the northwest corner of DeKalb Avenue. Depth: Varies; Area: 1.51 acres; Land Lot 14, 14th District, Fulton County, Georgia.

OWNER: GENE FINK

APPLICANT: COOPER C. PIERCE

NPU-N COUNCIL DISTRICT 2

Z-03-67 – An Ordinance to rezone from the R-4 (Single-Family Residential) District to the RG-2 (Residential General-Sector 2) District, Property located at **Macon Drive, S.W./Springside Drive, S.W./Waters Road, S.W.**, fronting approximately 346.63 feet on the westerly side of Macon Drive beginning at the northwest corner of Springside Drive. Property also fronts 426.42 feet on the southeasterly side of Waters Road. Depth: Varies; Area: 8.272 acres; Land Lot 68, 14th District, Fulton County, Georgia.

OWNER: CHANDLER FOREST, LLC

APPLICANT: SAEID L. SADRI

NPU-Z COUNCIL DISTRICT 12

DEFERRED CASES:

Z-03-65 – An Ordinance to rezone from the C-2 (Commercial Service) District and the R-4 (Single-Family Residential) District to the RG-3 (Residential General-Sector 3) District, property located at **2748 Donald Lee Hollowell Parkway, N.W. (FKA 2748 Bankhead Highway, N.W.)**, fronting 178 feet on the southwesterly side of Donald Lee Hollowell Parkway beginning at the southwest corner of Ozburn Road. Depth: Varies; Area: 15.84 acres; Land Lot 209, 14th District, Fulton County, Georgia.

OWNER: GEIGER OSCPI, LLC

APPLICANT: STEVEN J. DE FRANCIS (dba CAPITOL DEVELOPMENT GROUP)
NPU-I COUNCIL DISTRICT 9

U-03-04 – An Ordinance granting a Special Use Permit for a Solid Waste Handling Facility (Section 16-17.005(1)(x), property located at **2670 Jonesboro Road, S.E.**, fronting approximately 400 feet on the southeasterly side of Jonesboro Road beginning 452.5 feet northeasterly from the northeast corner of Cleveland Avenue Extension. Depth: Varies; Area: 11.8578 acres; Land Lots 28 & 29, 14th District, Fulton County, Georgia.

OWNER: ATLANTA RECYCLING INC.

APPLICANT: ALLSTATE WASTE, INC.

BY: BRIAN E. DAUGHDRILL, ESQ., ATTORNEY

NPU-Z COUNCIL DISTRICT 12

AGENDA
ZONING REVIEW BOARD
THURSDAY, DECEMBER 11, 2003
6:00 P.M., CITY HALL, COUNCIL CHAMBER, SECOND FLOOR

NEW CASES:

Z-03-68 – An Ordinance to amend the 1982 Zoning Ordinance of the City of Atlanta so as to rezone property within the boundaries of **The Adair Park Neighborhood** from R-5/HC20I, Adair Park Historic District (Two-Family Residential) District to the R-4A/HC-20I Adair Park Historic District (Single-Family Residential) District, and for other purposes.

NPU-V COUNCIL DISTRICT 4
BY: COUNCILMEMBER CLETA WINSLOW

Z-03-69 – An Ordinance to rezone from the R-LC (Residential-Limited Commercial) District to the C-1 (Community Business) District, property located at **532-534 E. Paces Ferry Road, N.E.**, fronting 128.93 feet on the northerly side of E. Paces Ferry Road beginning 385 feet westerly from the northwest corner of Piedmont Road. Depth: 318.02 feet; Area: .88 acre; Land Lot 61, 17th District, Fulton County, Georgia.

OWNER: EDWARD DAUGHERTY ET AL
APPLICANT: PARKSIDE PARTNERS, INC.
BY: WILLIAM WOODSON GALLOWAY, ATTORNEY
NPU-B COUNCIL DISTRICT 7

Z-03-74 – An Ordinance to rezone from the R-4 (Single-Family Residential) District to the RG-3 (Residential General-Sector 3) District, property located at **1365-1367-1373-1379-1387 Memorial Drive, S.E. and 233 Memorial Terrace, S.E.**, fronting 193.40 feet on the south side of Memorial Drive beginning at the southwest corner of Memorial Terrace. Depth: Varies; Area: 1.166 acres; Land Lot 177, 15th District, DeKalb County, Georgia.

OWNER: SPRINGDALE CAPITAL, LLC
APPLICANT: JAMES R. BAILEY
NPU-O COUNCIL DISTRICT 5

Z-03-75 – An Ordinance to rezone from the R-4A (Single-Family Residential) District to the RG-3 (Residential General-Sector 3) District, property located at **1950-1956-1960 Memorial Drive, S.E.**, fronting 103.10 feet on the north side of Memorial Drive beginning at the northwest corner of Howard Street. Depth: 140 feet; Area: 0.465 acres; Land Lot 206, 15th District, DeKalb County, Georgia.

OWNER: SPRINGDALE CAPITAL, LLC

APPLICANT: JAMES R. BAILEY

NPU-O COUNCIL DISTRICT 5

U-03-26 – An Ordinance granting a Special Use Permit for a Transfer of Excess Development Rights (Section 16-28.023), property is located as follows:

Donor Property: (Zoned RG-3) the rear of 257-281 Alberta Drive, N.E. and the Rear of 3290-3304 Mathieson Drive, N.E., property has no frontage on a public street. Depth: Varies; Area: Approximately 2.5 acres; Land Lots 98 & 99, 17th District, Fulton County, Georgia.

OWNER: VARIOUS

APPLICANT: ARCHSTONE-SMITH OPERATING TRUST

BY: CARL E. WESTMORELAND, ATTORNEY

Recipient Property; {Zoned RG-3} 3301 And 3315 Roswell Road, N.E., beginning approximately 210 feet southeasterly from the southeast corner of Alberta Drive. Depth: Varies; Area: 4.82 acres; Land Lots 98 & 99, 17th District, Fulton County, Georgia.

OWNER: MARTY STORCH

APPLICANT: ARCHSTONE-SMITH OPERATING TRUST

BY: CARL E. WESTMORELAND, ATTORNEY

NPU-B COUNCIL DISTRICT 7

DEFERRED CASES:

Z-03-38 – An Ordinance to rezone from the R-3 (Single-Family Residential) District to the PD-H (Planned Development-Housing) District, property located at **4465 Boulder Park Drive, S.W.**, fronting 501.95 feet on the north side of Boulder Park Drive beginning at the intersection of the north right-of-way of Boulder Park Drive with the west line of Land Lot 50. Depth: 701.38 feet; Area: 8.016 acres; Land Lot 50, 14th FF District, Fulton County, Georgia.

OWNER: MJM REALTY COMPANY, LLC

APPLICANT: SAME

NPU-H COUNCIL DISTRICT 10

Z-03-55 – An Ordinance to rezone from the R-4 (Single-Family Residential) District and the R-LC-C (Residential-Limited Commercial-Conditional) District to the PD-H (Planned Development-Housing) District, property located at **341-343 Valley Brook Drive, N.E. and the rear of 300 West Wieuca Road, N.E.**, fronting 147.53 feet on the southwesterly side of Valley Brook Drive beginning 248 feet south from the southwest corner of Meadowbrook Drive. Depth: Varies; Area: 3.940 acres; Land Lot 65, 17th District, Fulton County, Georgia.

OWNER: A.G. DANIEL & ASSOCIATES, INC. ET AL

APPLICANT: CRABAPPLE DEVELOPMENT, INC.

BY: GEORGE E. HARVEY, III, ATTORNEY

NPU-B COUNCIL DISTRICT 7

Z-03-56/Z-01-49 – An Ordinance to amend Ordinance Z-01-49, adopted by City Council December 3, 2001 and approved by Operation of Law December 12, 2001, rezoning from the R-3 (Single-Family Residential) District to the RG-2-C (Residential General-Sector 2-Conditional) District, property located at **3016-3030-3042-3060-3072 Lenox Road, N.E.**, for the purpose of approving a revised site plan.

OWNER: COLUMBIA DEVELOPMENT SERVICES, LLC

APPLICANT: SAME

BY: WILLIAM WOODSON GALLOWAY, ATTORNEY

NPU-B COUNCIL DISTRICT 7

Z-03-64 – An Ordinance to rezone from the R-4 (Single-Family Residential) District to the RG-3 (Residential General-Sector 3) District, property located at **Stone Road, S.W.**, fronting 649.1 feet on the southerly side of Stone Road beginning at the intersection of the south right-of-way of Stone Road with the city limit line of the City of Atlanta. Depth: Approximately 1,200 feet; Area: 6.6908 acres; Land Lot 227, 14th District, Fulton County, Georgia.

OWNER: STONE ROAD ASSOCIATES, LLC

APPLICANT: RHA/HOUSING, INC.

BY: STEPHEN ROTHMAN, ATTORNEY

NPU-R COUNCIL DISTRICT 11